Exhibit A

FIGURE 1

FG-1A.LDC

FIGURE 1: Table of Zoning District Regulations. Use this table to determine regulations that apply within each zoning district (includes districts inside and outside of the Traditional City). For additional regulations for specific uses, see Chapter 58, Parts 3 and 4. Numbers in parentheses refer to footnotes following the tables.

Standards	*R-1AA*	*R-1A*	*R-1*	*R-1N*	*R-2A*	*R-2B*	*R-3A*	*R-3B*	*R-3C*	*R-3D*
Gross Res. Density (du/ac):										
Minimum								12	12	30
Maximum	4.7	5.7	7.0	8.0	12	16	12(9)	21(9)	30(9)	75(9)
Max. Single Family, Tandem and Duplex FAR (16)	(16)	(16)	(16)	(16)	0.50	0.50	0.50	0.50	0.50	
Non-Residential FAR:										
Minimum										
Maximum	0.2	0.25	0.30	0.30	0.30	0.30	0.30	0.30	0.35	0.35
Minimum Lot Area (sq. ft.) (2):										
Single family	10000	7700	6000	5500	4400	4000	4400	4000	3500 (4)	
Duplex or Tandem (12)					5500 sq. ft.	5000 sq. ft.	5500 sq. ft.	5000 sq. ft.	4500 sq. ft.(4)	
Non-residential	10000	8250	8250	8250	8250	7500	8250	7500	7500	7500
Min. Mean Lot Width (ft.) (2, 11):										
Single family	85	70	55	45	40	40	40	40	35	
Duplex or Tandem					50	50	50	50	45	
Non-residential	85	75	75	75	75	75	75	75	75	75
Min. Mean Lot Depth (ft.) (2)	110	110	110	110	110	100	110	100	100	100
Min. Bldg. Site Frontage (ft.)	25	25	25	25	25	25	45	40	35	35
Max. # DU's or Sq. Ft. per Building Site (22)	1du	1du	1du	1du	2 du					
Principal Building Setback (ft.) (2,10,15):										
Front yard (18)	30	25	25	25	25	20	25	20	15	10
Side yard	7.5	7.5	6	5	5	5	5	5	5	5
Street side yard	15	15	15	15	15	15	15	15	10	10
Rear yard	25	25	25	25	25	25	25	25	20	20
Res. district setback										
Max. ISR (2)	.55	.55	.55	.55	0.55	0.60	0.60	0.70	0.80	0.85
Max. Bldg. Height (ft.):										
Inside Traditional City	30	30	30	30	30	30	35	40	45	55
Outside Traditional City	35	35	35	35	35	35	35	40	45	55
Conditional								55	55	100

Exhibit A

FG-1B.LDC

FIGURE 1: Table of Zoning District Regulations. Use this table to determine district regulations that apply within each zoning district (includes districts inside and outside of the Traditional City). For additional regulations for specific uses, see Chapter 58, Parts 3 and 4. Numbers in parentheses refer to footnotes following the tables.

Standards	*MXD-1*	*MXD-2*	*O-1*	*O-2*	*O-3*	*MU-1*	*MU-2*
Gross Res. Density (du/ac):							
Minimum	12	30		12	30	15	30
Maximum	21 (9)	75 (9)	21 (9)	40 (9)	75 (9)	30 (9)	75 (9)
Max. Single Family, Tandem and Duplex FAR (16)	0.50	0.50	0.50	0.50		.50	
Non-Residential FAR:							
Minimum				0.30	0.40		0.40
Maximum	0.30	0.35	0.40 (9)	0.70 (9)	1.00 (9)	0.50 (9)	1.00 (9)
Minimum Lot Area (sq. ft.)(2):							
Single family	4000		4500 (4)				
Single Family (outside T. City)	4400	3500	4950	3500			
Duplex or Tandem (12)	5000	4500 (4)	5500	4500 (4)		4500 (4)	
Non-residential (inside T. City)	7500	7500	5500	7500	7500		
Non-residential (outside T. City)	7500	7500	8250	7500	7500		
Minimum Mean Lot Width (ft.)(11):							
Single family	40	35	45	35			
Duplex or Tandem	50	45	50	45			
Non-residential (inside T. City)	75	75	55	75	75		
Non-residential (outside T. City)	75	75	75	75	75		
Min. Mean Lot Depth (ft.)							
Inside Traditional City	100 (1)	100 (1)	100				
Outside Traditional City	110 (1)	100 (1)	110	100	100		
Min. Bldg. Site Frontage (ft.)	40	25	45	35	50	50	50
Max. # DU's or Sq. Ft. per Building Site:	(29)	(29)					
Principal Building Setbacks (ft.) (10, 15)							
Front yard – Minimum (18)	20	20	25	15	0 (6)	0 (6)(20)	0 (6)(20)
Front yard – Maximum (inside T. City)					10 (6)	(6)(20)	(6)(20)
Side yard – Minimum	5	5	15 total (5 on one side)	5 (T. City) 15 (City)	0 or 3	0 or 3	0 or 3
Side yard – Maximum (inside T. City)					25	25	25
Street side yard – Minimum	15	15	25	15	0 or 3(6)	0 (6)(20)	0 (6)(20)
Street side yard – Maximum (inside T. City)					10 (6)	(6)(20)	(6)(20)
Rear yard	25	25	30	20	20 (17)	20	20
Residential district setback						20	20
Max. ISR	.70	0.85	0.70	0.85	0.90	0.85	0.90
Max. Bldg. Height (ft.):							
Inside Traditional City	35	100% Off. = 40 Other = 55.	30	75 (2)	75 (2)	35	100
Outside Traditional City	35		35	75	75	35	100
Conditional		200 (14)			200	75	

Exhibit A

FG-1C.LDC

FIGURE 1: Table of Zoning District Regulations. Use this table to determine regulations that apply within each zoning district (includes districts inside and outside of the Traditional City). Numbers in parentheses refer to footnotes following the tables.

Standards	*AC-N*	*AC-1*	*AC-2*	*AC-3*	*AC-3A*	*IC*	*IG*	*IP*	*H*	*P*	*C*	*UR*
Gross Res. Density (du/ac):												
Minimum	15	20	30	30	75							
Maximum	30 (9)	40 (9)	100 (9)	200 (9)	200 (9)				1/5		1/5	1 /10
Max. Single Family, Tandem and Duplex FAR (16)	0.50	0.50	0.50									
Non-Residential FAR:												
Minimum		0.35 (21)	0.5 (21)	0.75 (21)	0.75							
Maximum	0.30 (9)	0.70 (9)	1.00 (9)	1.50 (9)	3.00 (9)	0.70	0.70	0.70	0.05	(8)	0.05	
Minimum Lot Area (sq. ft.)(2):												
Single family									5ac		5ac	10ac
Duplex or Tandem (12)	4500											
Non-residential							10000	25000				
Minimum Mean Lot Width (ft.) (2,11):												
Single family									200		200	200
Duplex or Tandem	45											
Non-residential							100	150	200		200	200
Minimum Mean Lot Depth (ft.)												
Min. Bldg. Site Frontage (ft.)	45	50	50	50	25	50	50	100	100	25	100	100
Max. # DU's or Sq.Ft. per Building Site									1du (5)		1du (5)	
Principal Building Setbacks (ft.) (10,15):												
Front yard – Minimum (18)(24)	0(6) (20)	0 (6) (20)	0(6) (20)	0 (6) (20)	0 (6) (20)	35 (3)	0 (6)	35 (3)	75	(8)	30	30
Front yard – Maximum	(6) (20)	(6) (20)	(6) (20)	(6) (20)	(6) (20)					(8)		
Side yard – Minimum	0 or 3	0 or 3	0 or 3	0 or 3	0 or 3.	10	0 or 3	10	25	(8)	15	15
Side yard – Maximum	25 (6)	30 (6)	30 (6)	30 (6)	25 (6)					(8)		
Street side yard – Minimum	0(6) (20)	0 (6) (20)	0 (6) (20)	0 (6) (20)	0 (6) (20)	10	10	35	25	(8)	25	25
Street side yard – Maximum	(6) (20)	(6) (20)	(6) (20)	(6) (20)	(6) (20)					(8)		
Rear yard	20	20	10	10	10	10	10	10	35	(8)	25	25
Residential district setback	20	20	20	20	20	20	20	100(3)		(8)		
Max. ISR	0.75	0.85	0.90	0.90	0.95	0.90	0.90	0.80	0.05	(8)	0.05	
Max. Bldg. Height (ft.):												
Permitted	35	75	100	200	(7)	75	75	75	35		35	35
Conditional	75									(8)		

Exhibit B

FIG-2A.LDC

FIGURE 2: Use this table to determine what uses are permitted, conditionally permitted, or prohibited in each zoning district (includes districts inside and outside of the Traditional City). Numbers in parentheses refer to footnotes following the tables.

	R-1S	*R-2A*	*R-2B*	*R-3A*	*R-3B*	*R-3C*	*R-3D*	*MXD-1*	*MXD-2*	*O-1*	*O-2*	*O-3*	*MU-1*	*MU-2*	*AC-N*	*AC-1*	*AC-2*	*AC-3*	*AC-3A*	*H*	*CON*	*IC*	*IP*	*IG*	*UR*
RESIDENTIAL																									
Accessory Apts. (13)	P(22)	P(22)	P	P	P	P	P	P	P	P															
Accessory Cottage Dwellings	P(22)	P(22)	P	P	P	P	P	P	P	P															
Assisted Living Facility		C	C	P	P	P	P	P	P				P	P	P	P	P	C	C						
Attached Dwellings			P	P	P	P		P	PA	P	P	C	P	P	P	P	P	C	C						
Single Family	P	P	P	P	P	P		P	P	P	P									P	P				
Duplex or Tandem (12)		PA	PA	PA	PA	PA		PA	PA	PA	PA		PA		PA	PA	CA								
Emergency Shelter: (28)																									
1 – 5 Clients		PS	PS	PS	PS	PS	PS	PS	PS	PS	P	P	P	P	P	P	P	P							
6 – 10 Clients			C	PS	PS	PS	PS	PS	PS	PS	P	P	P	P	P	P	P	P							
11 – 20 Clients										PS	P	P	P	P	P	P	P	P				P	P	P	
21+ Clients										C	C	C	P	P	P	P	P	C							
Emergency Home/Child.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
Group Housing:																									
Low Intensity			C	P	P	P	P	P	PA	C	C	C	P	P	P	P	P	C	C						
High Intensity				C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C						
Mobile Home				P	P								P			P	C								
Multi-Family			P5	P	P	P	P	P	PA	P	P	P	P	P	P	P	P	P	P						
Nursing Home					TC	TC	TC	C	C	P	P	P	P	P	C	P	P	C	C						
Residential Care Fac. (25):																									
1 – 6 Clients	C (36)	C (36)	PS (36)	PS (36)	PS (36)	PS (36)	PS (36)	PS (36)	PS (36)	PS	P														
7 – 14 Clients		C	C	PS	PS	PS		PS	PS	PS	P		P		P	P	C								
Treatment/Recovery (28)		C	C	C	C	C	C	C	C				P	P	P	P	P	P	P				P	P	
Zero-Lot Line																									
Single Family	P	P	P	P	P	P		P	P	P	P														
Duplex (12)		P	P	P	P	P		P	P	P	P		P		P	P	C								

R-1S includes R-1, R-1N, R-1A, R-1AA.